Davidson County DEEDWARR
Recvd: 09/07/04 13:55 2pgs
Fees:13.00 Taxes:1086.14

20040907-0107821

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP43324

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $293,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2004

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Matlock	PrimeTrust Bank	23-14
2391 Crocker Springs Road	P. O. Box 210618	
Goodlettsville, TN, 37072	Nashville, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Valerie Jean Wren, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael W. Matlock, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 1st Councilmanic District of Davidson County, Tennessee being the same property adjoining Lot 1 as shown on the Plan of Charles Cook Subdivision, recorded in Plat Book 5210, Page 107, Register's Office for said County and more particularly described as follows:

BEGINNING in the center of Crocker Springs Road, approximately 4700 feet north of Lickton Pike; thence leaving said road S 74 deg. 00' W, 874.50 feet to an iron pin; thence S 86 deg. 15' 00" W, 330.0 feet; thence S 72 deg. 00' 00" W, 231.00 feet to an iron pin; thence S 65 deg. 00' 00" W, 523.87 feet to the east line of D. B. Luster, as recorded in Deed Book 1717, page 594, R.O.D.C.; thence along said east line N 26 deg. 00' 00"W, 314.59 feet; thence leaving said east line N 73 deg. 39' 24" E, 1305.7 feet to the northwest corner of said Lot 1; thence with Lot 1, S 17 deg. 06' 00" E, 247.72 feet to an iron pin; thence N 74 deg. 00' 00" E, 677.0 feet to the center of Crocker Springs Road; thence with said road, S 30 deg. 00' 00" E 51.5 feet to the point of beginning, containing 8.58 acres, according to an unrecorded survey by John Kohl & Company, P.C., Patrick S. Coode, Surveyor, Tennessee License No. 855, 400 Seventh Avenue South, Nashville, TN 37203, dated June 11, 2002.

Together with all those rights in and to that certain Joint Driveway Agreement of record in Book 5531, Page 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Valerie Jean Wren, a single woman, by Warranty Deed from Sammy Kershaw and Kim Kershaw, unmarried, as tenants in common, of record in Instrument No.: 20020724-0088669, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 2391 Crocker Springs Road, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of September, 2004

Valerie Jean Wren

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Valerie Jean Wren, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 2004.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006